

35

RONALD L. TAYLOR)	
SUBSTITUTE TRUSTEE)	
GRANTOR)	
)	
TO)	SUBSTITUTE TRUSTEES DEED
)	
BANK OF MISSISSIPPI,)	
Southaven, Mississippi)	

This instrument is made and entered into on this the 24th day of March, 1989, by and between RONALD L. TAYLOR, SUBSTITUTE TRUSTEE party of the first part, and BANK OF MISSISSIPPI, Southaven, Mississippi party of the second part; and

WHEREAS LEROY J. GLASS executed a Deed of Trust to Winn D. Brown, Jr. as Trustee for the benefit of BANK OF MISSISSIPPI, Southaven, Mississippi as Beneficiary, to secure an indebtedness described therein dated September 6, 1988 and filed for record on September 7, 1988 in Trust Deed Book 448, Page 412 in the office of the Chancery Court clerk of DeSoto County, Mississippi; and

WHEREAS the said Beneficiary substituted Ronald L. Taylor, as Trustee for Winn D. Brown, Jr. as authorized in the provisions of said deed of trust, as Trustee, with all rights and privileges under the terms of said deed of trust and same Appointment of Substitute Trustee was recorded in Book 537, Page 619 in the Chancery Clerk's Office of DeSoto County, Mississippi; and

WHEREAS, default was made in the payment of the indebtedness described in said deed of trust according to the terms and provisions thereof, and the Trustee believed that the property described in said deed of trust was endangered as security for said deed of trust to sell said property on May 2, 1991, between the legal hours of 11:00 A. M. and 4:00 P.M., at the east front door of the courthouse in Hernando, DeSoto County, Mississippi and said Substitute Trustee did offer for sale at public outcry and auction and did sell said property to BANK OF MISSISSIPPI, Southaven, Mississippi being the highest and best bidder for cash, and for the sum of \$ 75,839.25 the lands mentioned in the said deed of trust located and situated in DeSoto County, Mississippi, together with all improvements and appurtenances located thereon, and being more particularly described as follows: to-wit:

BEGINNING at a concrete highway right of way marker, said marker being at the intersection of West right of way of U. S. Highway Interstate 55 and North right of way of Nesbit Pleasant Hill Road in Section 25, Township 2, Range 8 West; thence North 20 degrees 13 min. East along said Highway 55 right of way 329.6 feet to a concrete post; thence South 68 degrees 16 min. West 369.3 feet to an iron pin in the East right of way of Old Highway 51; thence South 29 degrees 45 min. East along said Highway 51 right of way 168.1 feet to a point in the North right of way of Nesbit Pleasant Hill Road; thence South 79 degrees 45 min. East along said road right of way 150 feet to the point of beginning and containing 1.26 acres, more or less and being the same land conveyed to W. Hayes Abernathy and wife, of date January 30, 1962, and recorded in Deed Book 52, Page 131 of the records of DeSoto County, Mississippi.

AND

A tract or parcel of land being part of the C. P. Davis Tract in the South 1/2 of Section 25, Township 1 South, Range 8 West, DeSoto County, Mississippi, more particularly described as follows:

BEGINNING at a concrete ROW monument at the intersection of the north right-of-way line of Goodman Road with the east right-of-way line of Interstate Highway No. 55 (said rights-of-way as acquired by the State Highway Commission of Mississippi by deeds of record in Book 41, Page 481 and Book 41, Page 483, DeSoto County Register's Office) and running thence on a Magnetic Bearing of North 85 degrees 00 minutes East along said north right-of-way of Goodman Road as acquired by the State Highway Commission of Mississippi, and along the eastward projection of said north right-of-way line 200 feet to an iron pipe; thence North 5 degrees 00 minutes West by a right angle 200 feet to an iron pipe; thence South 85 degrees 00 minutes West by a right angle 384.80 feet to an iron pipe in the East right-of-way line of Interstate Highway No. 55; thence South 27 degrees 38 minutes East with said right-of-way line 35.54 feet to a concrete right-of-way monument at an angle point in said East right-of-way; thence continuing with said East right-of-way line South 50 degrees 40 minutes East, 239.25 feet to the point of beginning.

Also a strip of land varying in width, being all that part of the C. P. Davis Tract lying between the centerline of relocated Goodman Road and the South line of the above described tract and extending from the East line of the strip of land acquired by the State Highway Commission of Mississippi (by Deed of record in Book 41, Page 481, DeSoto County Register's Office) eastwardly 100 feet to the southward projection of the East line of the above described tract.

LESS AND EXCEPT THE FOLLOWING:

Begin at the Southeast corner of grantor's property, said point of beginning is 31.4 feet North of and 2101.8 feet West of the Southeast corner of Section 25, Township 1 South, Range 8 West as shown on the plans for Federal Aid Project No. 54-0055-04-053-10; from said point of beginning run thence South 89 deg. 46 min. West along the present Northerly right-of-way line of Mississippi Highway No. 302, a distance of 100.6 feet; thence run North 00 deg. 14 min. West along said present Northerly right-of-way line of said highway, a distance of 10.0 feet; thence run South 89 deg. 46 min. West along said present Northerly right-of-way line of said highway, a distance of 100.0 feet to the present Easterly right-of-way line of Interstate Highway No. 55; thence run North 46 deg. 47 min. West along said present Easterly right-of-way line of said highway, a distance of 240.0 feet to a point that is 350 feet Northeasterly of and perpendicular to the centerline of survey of said project at Station 1618 + 00; thence run North 23 deg. 35 min. West along said present Easterly right-of-way line of said highway, a distance of 37.3 feet to the North line of grantor's property; thence run North 89 deg. 40 min. East along said North property line, a distance of 202.0 feet; thence run South 27 deg. 54 min. East, a distance of 148.5 feet to a point that is 180 feet Northwesterly of and measured radially to the centerline of survey of Mississippi Highway No. 302 relocation at Station 452 + 00; thence run South 58 deg. 20 min. East, a distance of 115.5 feet to a line that is parallel with and 120 feet Northwesterly of the centerline of survey of said relocation; thence run Southeasterly along said parallel line and along the circumference of a circle to the left having a radius of 11,339.16 feet, a distance of 20.5 feet to the East line of grantor's property; thence run South 00 deg. 20 min. East along said East property line, a distance of 17.0 feet to the point of beginning, containing 0.86 acres, more or less, and being situated in the Southwest 1/4 of the Southeast 1/4 of Section 25, Township 1 South, Range 8 West, City of Southaven, DeSoto County, Mississippi.

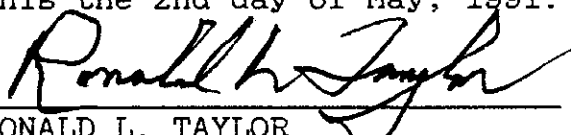
A time, terms and places of the sale were duly advertised for four consecutive weeks immediately preceding said sale by publication in the DeSoto Times, a newspaper published and having a general circulation in DeSoto County, Mississippi proof of publication being attached hereto and made a part and parcel hereof as if set out herein words and figures, and by posting a Notice of said Sale upon the bulletin board at the Courthouse from the 10th day of April, 1991 and said notice remained posted on said bulletin board until the date of the sale of the hereinabove described lands, being May 2, 1991.

That the party of the second part purchased the said hereinabove described property at a price of \$ 75,839.25 this being the highest and best bid, and the undersigned Substitute Trustee applied said sum to the indebtedness secured by the aforementioned deed of trust.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the premises and payment of the sum of \$ 75,839.25 to me, by the party of the second part, the receipt of which is hereby acknowledged, I, RONALD L. TAYLOR, SUBSTITUTE TRUSTEE, do hereby SELL, CONVEY AND DELIVER unto BANK OF MISSISSIPPI, Southaven, Mississippi the lands hereinabove described together with all improvements and appurtenances located and situated thereon, their heirs, and assigns in fee simple, forever, and in bar of all right of equity and redemption.

The party of the first part, as Substitute Trustee, does hereby transfer assign and set over unto the party of the second part, all of the covenants and title contained in the aforesaid deed of trust, and does hereby convey the title as fully as he is authorized to do so as Substitute Trustee, but not further or otherwise.

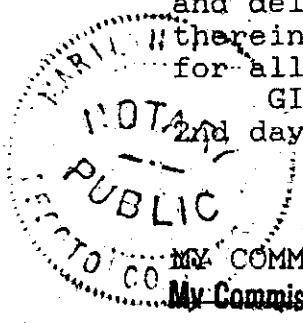
WITNESS my signature on this the 2nd day of May, 1991.

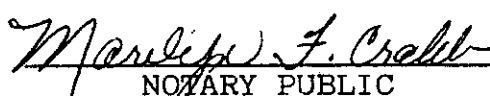

RONALD L. TAYLOR
Substitute Trustee

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the above mentioned county and state, Ronald L. Taylor, Substitute Trustee, who acknowledged that he signed and delivered the above and foregoing instrument on the date therein mentioned, as his free and voluntary act and deed and for all purposes therein expressed.

GIVEN under my hand and official seal of office this the 2nd day of May, 1991.




NOTARY PUBLIC

MY COMMISSION EXPIRES:
My Commission Expires Sept. 8, 1991

PROPERTY ADDRESS:	GRANTORS ADDRESS	GRANTEES ADDRESS
<u>VACANT</u>	P. O. BOX 188	P. O. BOX 38
	SOUTHAVEN, MS. 38671	SOUTHAVEN, MS. 38671
	601-342-1300	601-342-1633

DeSoto Times
339 Loshier St./P. O. Box 100, Hernando, Ms. 38602
1283 Stateline Rd., Southaven, Ms. 38671
(601) 429-6397
(601) 393-6397

DE SOTO CO. MS. - DESOTO CO. *BC*
FILED
MAY 6 1 56 PM '91

PROOF OF PUBLICATION

RECORDED 5-9-91
DEED BOOK 235
PAGE 35
W.E. DAVIS CH. CLK.

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me the undersigned authority in and for said County and State, MARY LOU SPEER who states on oath that She is the CLERK/SECRETARY of the DeSoto Times, a newspaper published and printed in the Town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 4 consecutive times, as follows, to-wit:

- Volume No. 96 on the 10TH day of APRIL, 19 91
 - Volume No. 96 on the 17TH day of APRIL, 19 91
 - Volume No. 96 on the 24TH day of APRIL, 19 91
 - Volume No. 96 on the 1ST day of MAY, 19 91
 - Volume No. on the day of , 19
- Mary Lou Speer (Title) Clerk/Secretary

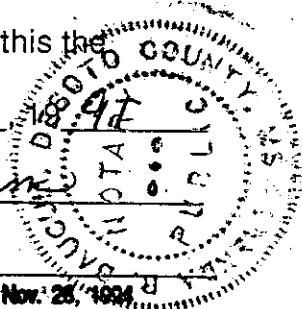
Sworn to and subscribed before me, this the

2nd day of May

Brenda R. Baucum

By Notary Public

My Commission Expires Nov. 26, 1994



A. Publishing	first insertion	1124	words @ .08	\$ 89.92
B.	subsequent insertions	1124	words @ .05	\$ 163.60
C.	Making proof of publication and deposing to same			\$ 1.00
TOTAL PUBLISHER'S FEE				\$ 259.52

has been made

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

WHEREAS LEWIS J. GLASS executed a Deed of Trust to Winn D. Brown, Jr., Trustee for the benefit of BANK OF MISSISSIPPI, Southaven, Mississippi, the Beneficiary, to secure an indebtedness described therein, dated September 8, 1988 and filed for record on September 7, 1988 in Book 448, Page 412 corrected and rerecorded on June 8, 1990 in Book 510, Page 741 in the Chancery Clerk's Office of DeSoto County, Mississippi; and

WHEREAS the said BANK OF MISSISSIPPI, Southaven, Mississippi as authorized by provisions of said Deed of Trust did on the 29th day of March, 1991, duly appoint RONALD L. TAYLOR as Substitute Trustee to act in the place and stead of the said Winn D. Brown, Jr., the Trustee named in the Deed of Trust and vested me with all rights and privileges originally vested in said original Trustee under the terms of the said Deed of Trust, said Appointment of Substitute Trustee being of record Book 537, Page 619 in the Chancery Clerk's Office of DeSoto County, Mississippi; and

WHEREAS, a default has been made in the payment of said indebtedness according to the terms of said Deed of Trust and I have been directed by the Beneficiary, the lawful owner and holder of the said indebtedness, to foreclose said Deed of Trust according to its terms.

THEREFORE, Notice is hereby given that I, RONALD L. TAYLOR, Substitute Trustee, will, on May 2, 1991 offer for sale and sell at public auction to the highest bidder for cash, at the East front door of the Courthouse in Hernando, DeSoto County, Mississippi, within the legal hours between 11:00 A.M. and 4:00 P.M., the real property together with all improvements and appurtenances located thereon, conveyed by said Deed of Trust, described as follows:

BEGINNING at a concrete highway right of way marker, said marker being at the intersection of West right of way of U.S. Highway Interstate 55 and North right of way of Nesbit Pleasant Hill Road in Section 25, Township 2, Range 8 West; thence North 20 degrees 13 min. East along said Highway 55 right of way 329.6 feet to a concrete post; thence South 68 degrees 16 min. West 369.3 feet to an iron pin in the East right of way of Old Highway 51; thence South 29 degrees 45 min. East along said Highway 51 right of way 168.1 feet to a point in the North right of way of Nesbit Pleasant Hill Road; thence South 79 degrees 45 min. East along said road right of way 150 feet to the point of beginning and containing 1.28 acres, more or less and being the same land conveyed to W. Hayes Abernathy and wife, of date January 30, 1982, and recorded in Deed Book 52, Page 131 of the records of DeSoto County, Mississippi.

AND

A tract or parcel of land being part of the C.P. Davis Tract in the South 1/2 of Section 25, Township 1 South, Range 8 West, DeSoto County, Mississippi, more particularly described as follows:

BEGINNING at a concrete ROW monument at the intersection of the north right-of-way line of Goodman Road with the east right-of-way line of Highway No. 55, said right-of-way line established by the State Highway Commission of Mississippi by deeds of record Book 41, Page 481 and Book 41, Page 483, DeSoto County Register's Office; and running thence on a Magnetic Bearing of North 85 degrees 00 minutes East along said north right-of-way line of Goodman Road as acquired by the State Highway Commission of Mississippi, and along the eastward projection of said north right-of-way line 200 feet to an iron pipe; thence North 5 degrees 00 minutes West by a right angle 200 feet to an iron pipe; thence South 85 degrees 00 minutes West by a right angle 384.80 feet to an iron pipe in the East right-of-way line of Interstate Highway No. 55; thence South 27 degrees 38 minutes East with said right-of-way line 35.54 feet to a concrete right-of-way monument at an angle point in said East right-of-way; thence continuing with said East right-of-way line South 50 degrees 40 minutes East 238.25 feet to the point of beginning.

Also a strip of land varying in width, being all that part of the C. P. Davis Tract lying between the centerline of relocated Goodman Road and the South line of the above described tract and extending from the East line of the strip of land acquired by the State Highway Commission of Mississippi (by Deed of record in Book 41, Page 481, DeSoto County Register's Office) eastwardly 100 feet to the southward projection of the East line of the above described tract.

LESS AND EXCEPT THE FOLLOWING:

Begin at the Southeast corner of grantor's property, said point of beginning is 31.4 feet North of and 2101.8 feet West of the Southeast corner of Section 25, Township 1 South, Range 8 West as shown on the plans for Federal Aid Project No. 54-0055-04-053-10; from said point of beginning run thence South 89 deg. 46 min. West along the present Northerly right-of-way line of Mississippi Highway No. 302 a distance of 100.6 feet; thence run North 00 deg. 14 min. West along said present Northerly right-of-way line of said highway, a distance of 10.0 feet; thence run South 89 deg. 46 min. West along said present Northerly right-of-way line of said highway, a distance of 100.0 feet to the present Easterly right-of-way line of Interstate Highway No. 55; thence run North 46 deg. 47 min. West along said present Easterly right-of-way line of said highway, a distance of 240.0 feet to a point that is 350 feet Northeasterly of and perpendicular to the centerline of survey of said project at Station 1618 + 00; thence run North 23 deg. 35 min. West along said present Easterly right-of-way line of said highway, a distance of 37.3 feet to the North line of grantor's property; thence run North 89 deg. 40 min. East along said North property line, a distance of 202.0 feet; thence run South 27 deg. 54 min. East, a distance of 148.5 feet to a point that is 180 feet Northwesterly of and measured radially to the centerline of survey of Mississippi Highway No. 302 relocation at Station 452 + 00; thence run South 58 deg. 20 min. East, a distance of 115.5 feet to a line that is parallel with and 120 feet Northwesterly of the centerline of survey of said relocation; thence run Southeastly along said parallel line and along the circumference of a circle to the left having a radius of 11336.16 feet, a distance of 20.5 feet to the East

line of grantor's property; thence run South 00 deg. 20 min. East along said East property line a distance of 17.0 feet to the point of beginning, containing 0.86 acres, more or less, and being situated in the Southwest 1/4 of the Southeast 1/4 of Section 25, Township 1 South, Range 8 West, City of Southaven, DeSoto County, Mississippi.

The undersigned will sell and convey only such title in which he is vested as Substitute Trustee.

WITNESS THE SIGNATURE of the Substitute Trustee this the 4th day of April, 1991.

RONALD L. TAYLOR
SUBSTITUTE TRUSTEE